



**Sandhill Lane, Sutton On Derwent, York, YO41 4BX**



- Over 4700 sqft of internal accommodation
- Substantial plot with views over open fields
- Three reception rooms, one with an open fire
- Open plan kitchen/diner with fitted appliances, breakfast bar and bi-fold doors
- Separate utility room with a door that opens into the integral double garage
- Six bedrooms, four with en-suites and a family bathroom
- Fully enclosed plot with mature gardens
- Two patio seating areas
- Electric gates provide access to off street parking for multiple cars
- EPC = D

## Guide Price £1,250,000

This exceptional family home boasts over 4700 sqft of accommodation including three large reception rooms, a stunning open plan kitchen/diner, six bedrooms, five bath/shower rooms and a substantial garden. The property is located in the highly desirable village of Sutton on Derwent, only 9 miles from the centre of York and 7 miles from the market town of Pocklington. This impressive home occupies a substantial plot with views over open fields, a highly desirable feature that will surely appeal to the most discerning of purchasers. A viewing is highly recommended as words cannot fully describe everything that this property has to offer.

The property is accessed via electric wrought iron gates which open up to a block paved drive that leads to the front of the house and provides parking for a large number of cars. There is a manicured lawn to either side of the drive and a number of specimen trees that provide privacy. The front is fully enclosed by a mature hedge and brick wall.

You can access the property through the main front door or a second door which opens into the utility. The entrance hall is spacious and light with stairs leading to the first floor. The first room on the left is the main living room. This room benefits from dual aspect windows, one of which is a bay which provides views over the front. There is an impressive inglenook fireplace with an open fire at the centre of the room, perfect for the colder winter months. Moving through the property you will find two reception rooms, one has been used for formal dining, the other as a second sitting area which has a sliding door that opens to the patio. The kitchen/diner is substantial with a range of fitted storage units, space for a breakfast table with chairs, a breakfast bar and bi-fold doors that open to the patio. The kitchen itself has been fitted with a L shaped worktop that incorporates a five ring gas hob and a composite sink with drainer. There are various appliances including a dishwasher, microwave oven, oven and fridge/freezer. A utility room can be found off the kitchen with doors that open to the rear garden and the integral double garage. The garage has electric doors and a store room at its rear, perfect for gardening equipment. A bedroom with en-suite wet room is immediately adjacent to the stairs and completes the ground floor.

To the first floor you will find the impressive master suite which comprises of a large bedroom with low level storage, study, living area, dressing room and an en-suite shower. There are four additional double bedrooms, all with built in storage, two of which have en-suite facilities. A family bathroom comprising bath with shower over, pedestal hand basin and w/c completes the internal accommodation.

At the side of the property you will see that the garden is not only a very good size and fully enclosed but is also private. There are a number of mature trees, shrubs, flowers and a greenhouse, so if you like gardening then you will not be disappointed with what is on offer. Two good sized patio seating areas can be found immediately adjacent to the house which are connected by a path, perfect for enjoying the sun in the summer months. There are external taps to both the front and rear.







**A SUBSTANTIAL FAMILY HOME WITH OVER 4700 SQFT AND A LARGE GARDEN**





**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	82

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

Address: Sandhill Lane, Sutton On Derwent, York, YO41 4BX  
Reference: 1553

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority East Riding of Yorkshire Council

Services All mains services

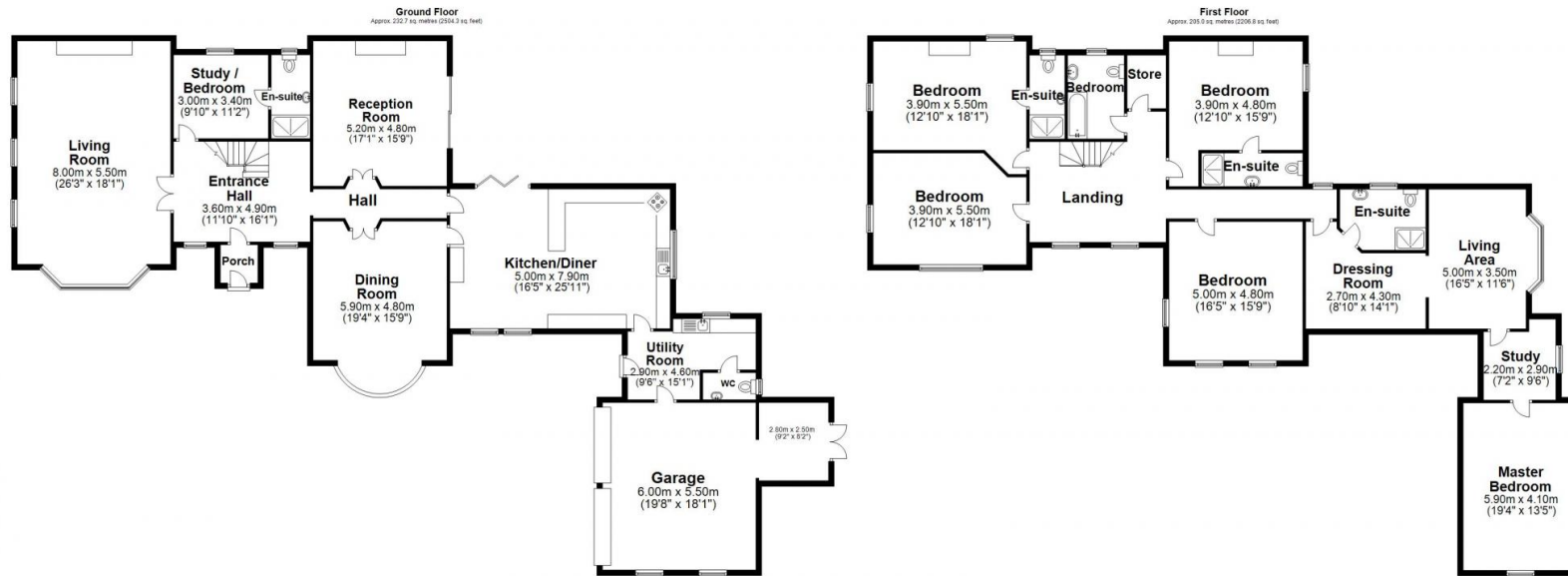


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Total area: approx. 437.7 sq. metres (4711.2 sq. feet)  
 All floorplans and measurements are provided for information purposes only. Plans should not be used for any reference.  
 Plan produced using Plan-O-Mat

Sandhill House

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